

**PB# 88-29**

**Anderson  
(Minor Sub.)**

**51-1-77**

Anderson Minor Subdivision 88-29

Approved 9/28/88

Phone 534-4308

88-29

CHAIRPERSON:

RE MAP #

9225  
9225

TOWN

CITY

VILLAGE

New Hamburg

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE

DATED

FILED

Plan Water & Mary Ann Anderson  
March 9, 1988  
Dec. 7, 1988

APPROVED BY

Laurence Jones ON Oct 25, 1988

51-1-72

Carol L. Lough  
Deputy Sec. Clerk

10-20 1988

RECEIVED FROM

Jennifer Anderson  
Twenty Five

DOLLARS

PB# 88-29

Account Total \$

250-

Amount Paid \$

Balance Due \$

1  
Lough

"THE EFFICIENT WAY" AN AMPRO PRODUCT

# General Receipt

10031

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Oct. 20 1988

Received of

Jennifer & Michael Anderson \$ 378.50

For

Three Hundred Seventy Eight and 50/100  
Plan Bd Engineering Fee 310.00 - P/B 68.50

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 378.50		
# 269		

By

Pauline S. Townsend  
e.c.

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

APPROVED BY

Lawrence Jones ON Oct 25, 1988

51-1-77

Carol L. Loefer  
Deputy Sec. Gen.

10-20 1988

RECEIVED FROM

Jennifer Anderson  
Three Hundred Fifty

DOLLARS

PG# 88-29

Account Total \$ 250-

Amount Paid \$

Balance Due \$

"THE EFFICIENCY LINE" AN AMPRO PRODUCT

## General Receipt

10031

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

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DISTRIBUTION

FUND	CODE	AMOUNT
Check # 378.50		
# 269		

By

Pauline J. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

## General Receipt

9761

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

April 26 1988

Received of

Walter Anderson \$ 25.00

Twenty Five and 00/100 DOLLARS

For

Subdivision Fee - 88-29

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 25.00		
# 122		

By

Pauline J. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

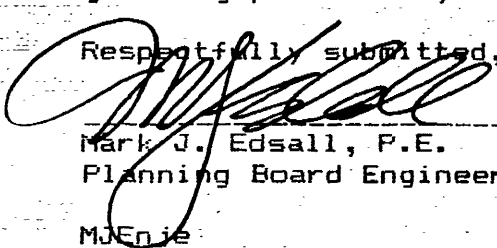
Licensed in New York,  
New Jersey and Pennsylvania

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

PROJECT NAME: Anderson Minor Subdivision  
PROJECT LOCATION: Beattie Road  
PROJECT NUMBER: 88-29  
DATE: 28 September 1988

1. The Applicants have submitted a plan for the minor subdivision of a 3.6 +/- acre parcel into two (2) residential building lots. The Plan proposes use of a private road. The plan was previously reviewed at the 14 September 1988 Planning Board Meeting.
2. The revised plan dated 15 September 1988 has addressed all previous comments of the Planning Board Engineer.
3. The Board should note that, per their direction, the surface of the private road has been upgraded to a bituminous surface treatment (oil and chip).
4. At the 14 September 1988 meeting, the Board took Lead Agency action per SEQRA. The Board should consider a Negative Declaration at this time.
5. At this time it is my opinion that the Board could consider granting preliminary and final approval to this subdivision.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJE:je

anderson

P.B. Minutes  
of 9-28-88

ANDERSON SUBDIVISION (88-29)

Mr. William Hildreath came before the Board representing this proposal.

Mr. Hildreath: This is a return to a lot. There were items of concern that were addressed. Location of the sanitary system on lot 1 that has been shown next to the pool. There is a fence line around the pool that is been shown. As I mentioned at the last meeting, a soil test was performed on lot 1 and 2. I showed its location. Question was raised about the spacing. I showed an uphill separation of a hundred and ten feet which exceeds the minimum to a proposed well location. The cross section was revised to show oil and chip surface as discussed and there was an error in the bulk table that was corrected. Those were all the items mentioned at the last meeting.

Mr. Scheible: Didn't we ask that there be no further subdivision?

Mr. Hildreath: Yes, I wrote it right on the lot itself.

Mr. Scheible: It should be in the notes.

Mr. Mc Carville: I make a motion that the Town of New Windsor Planning Board declare a negative declaration as it pertains to the Anderson Subdivision.

Mr. Van Leeuwen: I will second that.

#### ROLL CALL:

MR. SCHIEFER	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. JONES	AYE
MR. SCHEIBLE	AYE
MR. SCHIEFER	AYE

Mr. Van Leeuwen: I know this property well. It is really no big deal.

Mr. Mc Carville: I make a motion that the Town of New Windsor Planning Board grant preliminary and final approval to the Anderson Subdivision with the stipulation that the notations be made under the notes on the plan that there will be no further subdivision.

Mr. Van Leeuwen: I will second that.

Mr. Schiefer: If you put it in the notes, it will pertain to the whole piece of property, just put it in the notes, that will automatically take care of it. The way it is now, it could be ambiguous.

#### ROLL CALL:

MR. SCHIEFER	AYE
MR. PAGANO	AYE
MR. VAN LEEUWEN	AYE
MR. MC CARVILLE	AYE
MR. JONES	AYE
MR. SCHEIBLE	AYE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)  
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MARK J. EDSALL, P.E.

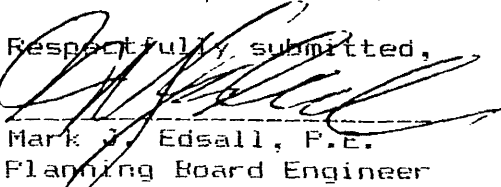
Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Anderson Minor Subdivision  
PROJECT LOCATION: Beattie Road  
PROJECT NUMBER: 88-29  
DATE: 14 September 1988

1. The Applicants have submitted a plan for the minor subdivision of a 3.6 +/- acre parcel into two (2) residential building lots. The Plan proposes use of a private road.
2. It is my recommendation that the Planning Board review this Plan in concept and request the following additional information be shown:
  - a. The location of the existing sanitary system on Lot No. 1.
  - b. Any fence which may surround the in-ground pool to the rear of the existing residence on Lot #1.
  - c. Any percolation test information regarding proposed Lot #2.
  - d. Verification that no spacing problems will result from the installation of a sanitary system on Lot #2.
3. The Fire Inspector has reviewed this plan and has made negative comment with regard to the type private road proposed. The required surface for the private road should be further discussed, also with respect to the most recently proposed private road specifications.
4. The maximum development coverage percentage should be corrected to 10%.
5. At such time that the Planning Board makes a concept review of this subdivision, further engineering reviews can be made and additional comments provided, if necessary.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnje



#### ANDERSON SUBDIVISION

Mr. William Hildreth from the office of Elias D. Grevas. came before the board representing this proposal.

Mr. Hildreth: What we have here is a two lot minor in an R-1 zone located on the east side of Beattie Road right across from the Buhl/Rinaldi subdivision. Initially, this is a 3.6 acre piece of property. We are proposing 2 acre lot in the back remaining 1.6 with the existing house on it up front. The lot in the back is to be served by a private road. I'd like to draw the boards attention to the little triangular spot down on the bottom proposed dedication to the town. The deed lines as surveyed came out closer than 25 feet from the physical center line. Since Beattie Road is a town road, we felt we should do that. So that 1.6 acre remainder would be left the triangle.

Mr. Schiefer: Is the in-ground pool fenced in?

Mr. Hildreth: That is a good question. If it is not it should be. I don't know.

Mr. Babcock: It has to be. It is state code.

Mr. Anderson: Yes, there is a fence around the pool.

Mr. VanLeeuwen: Here's a list of comments.

Mr. Hildreth: Existing sanitary on lot 1 I have shown the septic tank. I would presume the general grade from front to back is downhill. It's got to be back.

Mr. Schieble: I have a comment from the fire inspector. It sheds a whole new light on private roads. It is the opinion from Bobby Rogers is the opinion of him that unpaved roads are not acceptable for emergency access under Title 9, New York, CFF Section 1161. Now, he is telling us that no private road, am I interpreting this right.

Mr. Edsall: Yes and no. What Bobby is pointing out is that based on his information from the State he feels that unpaved roads shouldn't be considered adequate access. That is one of the reasons why the pri-board meaning private roads as a road is not a driveway and not a driveway are requested to be oiled and chipped so they have a finished surface which is not tremendously expensive. That does not apply to drives but private roads. That is one of the adjustments that was made. Following up on Bobby's comments Mike and I met with them and they said yes, if it followed the current proposed private roads specs which means oil and chipped minimum, they really don't have any objections. What I am confused at it appears the private road is to service one lot so in effect, I am confused as to why they are proposing a private road when they can just have a driveway. Is it a road frontage problem?

Mr. Hildreth: For the lot in the back.

Mr. Edsall: If that is the reason to make it a road and accessible.

Mr. Hildreth: It is still to service one lot.

Mr. Babcock: To get frontage you need the private road. It is still just a driveway.

Mr. Edsall: If the board wants to approve a lot that is in effect land locked, they'd have to provide for a road and that is what this is doing. Otherwise, you are creating a lot that has no permanent access.

Mr. Hildreth: There is room for the 50 foot right-of-way. The question is what kind of finished access drive road surface.

Mr. Edsall: You need a private road to have frontage.

Mr. Lander: You still need that private road.

Mr. VanLeeuwen: I am arguing the surface for one lot that is the point I am arguing. That is ridiculous.

Mr. Edsall: That is in the State Code.

Mr. Pagano: The problem is that on this stretch of road this far a car is not going to do 10 miles per hour. They are going to do 20 miles per hour and raise a cloud of dust. We have neighbors next door. Are we going to create a problem with them.

Mr. Hildreth: It is to serve one lot.

Mr. Pagano: Still, you are going to have movement.

Mr. Edsall: What you are missing, you are looking at the current, the previous recommended private road specs versus what your fire inspector is telling you is the State Law. The town has no jurisdiction to change State Law. If that is the fire inspectors decision you don't have leverage or availability to change it. He has told us unless it's got a finished surface, it doesn't provide permanent access. I'm not saying that I agree or disagree. What I have been able to determine is that oil and chip is a finished surface for a road.

Mr. Hildreth: If you do not consider the road area then you are under 2 acres and you can't subdivide so in effect it is not re-subdividable at this point anyway.

Mr. Babcock: If it is a private road, it doesn't it cannot--

Mr. Rones: Require a note. That is all

Mr. Hildreth: To answer the potential re-subdivision would knocking a hundred off an acre take care of it.

Mr. Rones: Just put a note.

Mr. Hildreth: Fine.

Mr. Lander: Not to be further subdivided.

Mr. Scheible: Do you agree, you have no further intention to further subdivide?

Mr. Anderson: I have to give them 2 acres otherwise I would have kept 2 and given an acre and a half.

Mr. VanLeeuwen: Under the old zoning he is right. We can't force you to give 2 acres.

Mr. Babcock: He is under the right impression on a private road. The board was asking for 2 acre lots at one point. He has to oil and chip the road.

Mr. Hildreth: I am visiting the section that is shown.

Mr. Scheible: The only reason I am recommending a perk test is so that

Mr. Hildreth: The rest of the board will be able to see the plans one about a month after we submitted the plans. He can supply that information.

Mr. Edsall: The only reason I am recommending a perk test is so that the board doesn't get locked into a situation of where they approve a subdivision and the created one is one which cannot support a standard sanitary system. If the County rejected a fill system, the board would have approved a lot which couldn't support a system.

Mr. Hildreth: The perk test has been performed about halfway down the lot from the stonewall. The land slopes all the way back. The house sits above it. There is plenty of room for well separations. Would the board consider additional approval subject to changes on the map?

Mr. Scheible: I'd rather see it come back and we take a look at it after you are all finished.

Mr. Hildreth: Okay.

Mr. Edsall: Maybe you'd like to get some of the first step items, the seeker, the waiver of the public hearing, possibly a sketch plan approval so they have some indication that you are reasonable happy with the layout.

Mr. VanLeeuwen: I make a motion that the Planning Board of the Town of New Windsor gives sketch plan approval, declare ourselves lead agency and waive the public hearing with regard to the Anderson Minor Subdivision.

Mr. Schiefer: I will second that motion.

ROLL CALL:

MR. LANDER	AYE
MR. PAGANO	AYE
MR. JONES	AYE
MR. VANLEEUVEN	AYE
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE

AS OF: 09/29/88

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 09

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
88-29	20913	09/07/88	TIME	MJE	MC ANDERSON	40.00	0.20	8.00			
88-29	21080	09/12/88	TIME	MJE	MC ANDERSON	40.00	0.50	20.00			
88-29	21823	09/13/88	TIME	MJE	CL ANDERSON	17.00	0.50	8.50			
88-29	22107	09/25/88	TIME	MJE	MC ANDERSON	40.00	0.50	20.00			
88-29	22361	09/26/88	TIME	MJE	MC ANDERSON	40.00	0.30	12.00			
TASK TOTAL								68.50	0.00	0.00	68.50
GRAND TOTAL								68.50	0.00	0.00	68.50

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H.

O.C.P. WATER, SEWER, HIGHWAY REVIEW FORM:

D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by  
Elias D. Grivas C.S. for the building or  
subdivision of Walter & Mary Anderson has been  
reviewed by me and is approved ☒  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

*There is no town water in this Area -*

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

*Steve D. Davis*  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

**ELIAS D. GREVAS, L.S.**

LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

25 August 1988

The Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Henry Scheible, Chairman

SUBJECT: PLANNING BOARD AGENDA ITEMS

Dear Mr. Scheible:

We have some projects that have been submitted for several months now that have not yet reached the Planning Board Agenda. Although we understand that a "numbering system" was instituted to assure projects would come up in order, a visit to Town Hall last week yielded no information on when these projects would appear. Specifically they are:

1. Larkin Lot/Line Change;
2. Anderson, Minor Subdivision: 88-29
3. Quality Homes, Inc., Chestnut Avenue Subdivision.

We would appreciate an indication of when these items would be placed on a meeting agenda so that we may inform our clients.

Thank you for your anticipated cooperation.

Very truly yours

Elias D. Grevas, L.S.

EDG/bg

87-24

INTER-OFFICE CORRESPONDENCE

88-29

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 August 1988

SUBJECT: Walter C. & Mary Ann Anderson

Planning Board Reference Number: Not supplied

Fire Prevention Reference Number: 88-64

A review of the above referenced subject site plan/subdivision was conducted on 23 August 19 88, with the following being noted.

- 1) It is the opinion of this writer that unpaved roads are not acceptable for emergency access under Title 9 - N.Y.C.R.R., Section 1161

This site plan/subdivision is found unacceptable.

  
Robert P. Rodgers; CCA  
Fire Inspector





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## TOWN OF NEW WINDSOR PLANNING BOARD

### CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Walter Anderson Minor Subdivision  
PROJECT NUMBER: 88-29

Completed Application Form  
Notarized Endorsement on Application  
Application Fee  
Proxy Statement  
Environmental Assessment Form  
Completed Checklist  
Fourteen (14) Sets of Submittal Plans

☒  
☒  
☒  
☒  
☒  
☒  
☒

### ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department \_\_\_\_\_  
Planning Board Engineer \_\_\_\_\_  
Orange County Planning\* \_\_\_\_\_  
Bureau of Fire Prevention \_\_\_\_\_

Building Inspector \_\_\_\_\_  
Water Department \_\_\_\_\_  
Highway Department \_\_\_\_\_  
NYSDOT\* \_\_\_\_\_

In addition copies of the following should be sent to the Planning Board Engineer:

Application \_\_\_\_\_  
Submittal Checklist \_\_\_\_\_

EAF \_\_\_\_\_  
Dept. Review \_\_\_\_\_

\* O/C Planning and DOT as required.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project WALTER C. ANDERSON  
& MARY ANN ANDERSON - MINOR SUBDIVISION
2. Name of Applicant MICHAEL ANDERSON Phone (914) 496-4257  
Address BOX 283 BEATTIE ROAD ROCK TAVERN N.Y. 12575  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record WALTER C. ANDERSON  
& MARY ANN ANDERSON Phone SAME  
Address SAME  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREVAS Phone (914) 562-8667  
Address 33 QUASSACK AVE. NEW WINDSOR N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the SOUTHERLY side of BEATTIE ROAD  
(Street)  
1,156± feet WEST  
(Direction)  
of SHAW ROAD  
(Street)
7. Acreage of Parcel 3.60± 8. Zoning District R-1
9. Tax Map Designation: Section 51 Block 1 Lot 77
10. This application is for MINOR SUBDIVISION
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

25<sup>th</sup> day of April 1988

Walter C. Anderson  
(Owner's Signature)

Michael W. Anderson  
(Applicant's Signature)

Ruth J. Eaton  
Notary Public

\_\_\_\_\_  
(Title)

REV. 3-87

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
4673612  
Commission Expires October 31, 1988

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: WALTER C. ANDERSON  
MARY ANN ANDERSON MINOR SUBDIVISION

Location: SOUTHERLY SIDE OF BEATTIE ROAD; 1,156' WEST OF SHAW ROAD

ID Number: \_\_\_\_\_

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### FOR AGENCY USE ONLY

Preparer's Signature: \_\_\_\_\_

Date: 4/25/88

Preparer's Title: Land Surveyor

Agency: \_\_\_\_\_

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

~~WALTER C. ANDERSON~~  
~~MARY ANN ANDERSON~~, deposes and says that he  
resides at Box 283 BEATTIE ROAD  
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of TOWN OF NEW WINDSOR

SECTION - 51 - BLOCK - 1 - LOT - 77

which is the premises described in the foregoing application and

that he has authorized ELIAS D. GREVAS

to make the foregoing application as described therein.

Date: 25 APRIL 1988

Walter C. Anderson  
(Owner's Signature)

Elias D. Grevas  
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ *N/A* Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\* If applicable.

13. ✓ Name of adjoining owners.
- \*14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. N/A Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- \*25. ✓ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

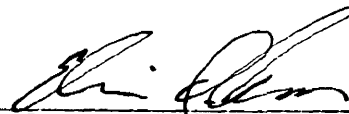
\* If applicable.

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

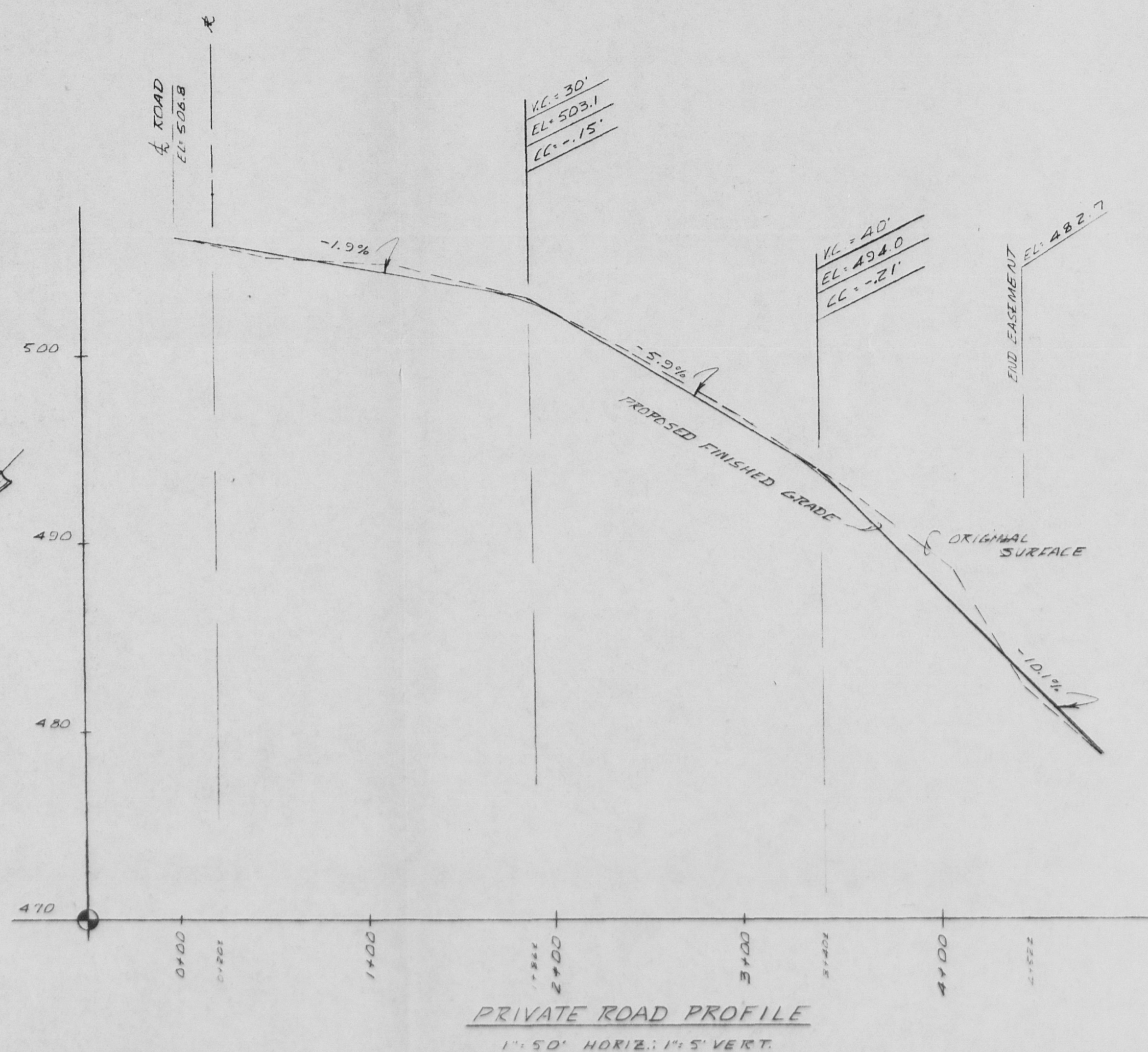
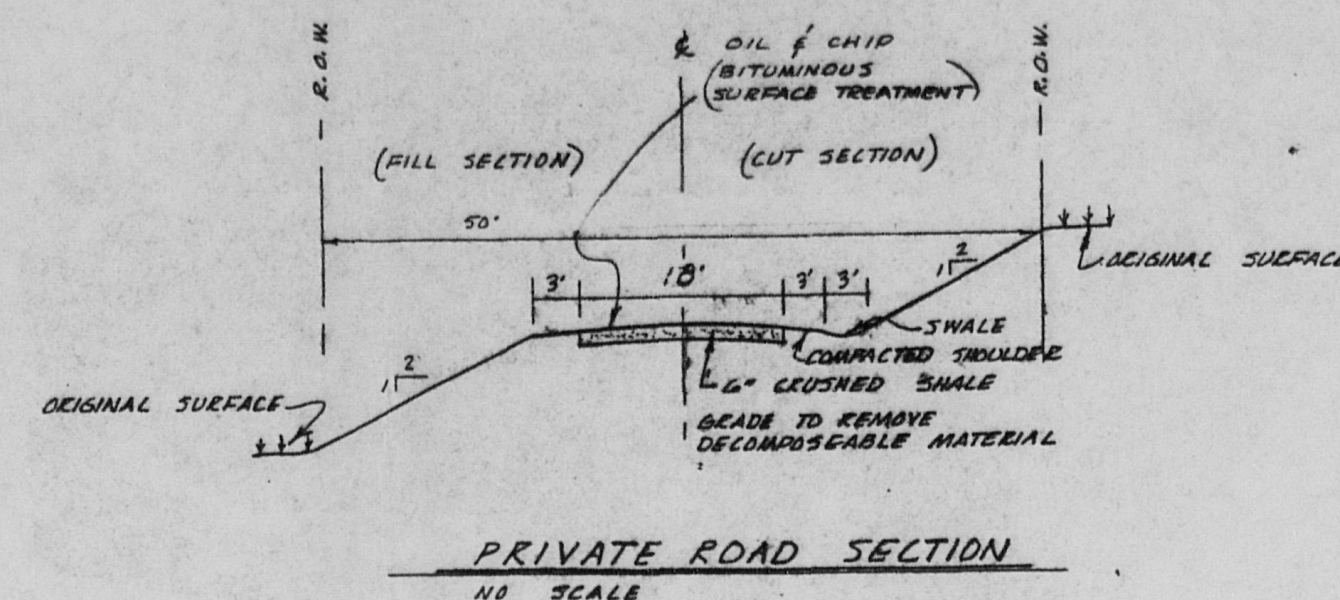
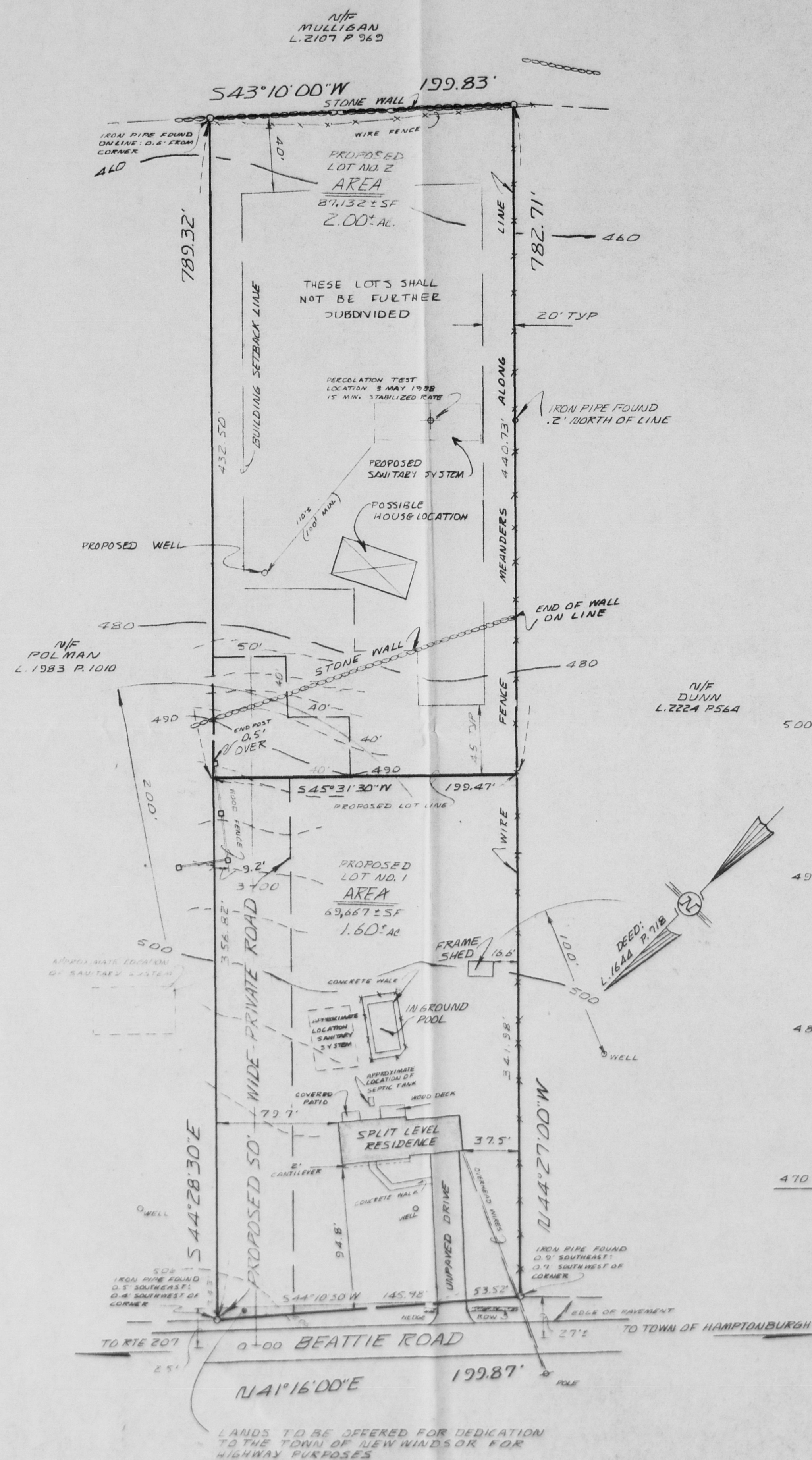
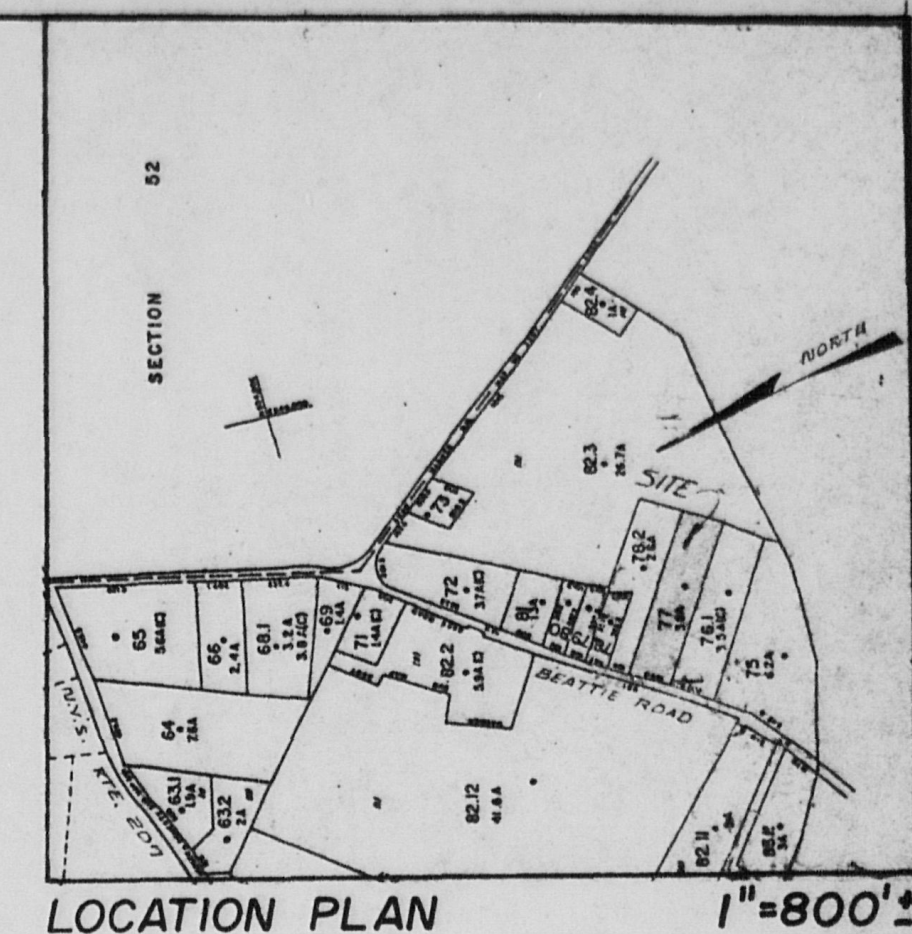
**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
Licensed Professional

Date: 4/25/88





- NOTES

1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 51, Block 1, Lot 77.
  2. PROPERTY ZONE: R-1
  3. PROPERTY AREA: 3.60 +/- Acres
  4. APPLICANT: Michael Anderson  
Box 283 Beattie Road  
Rock Tavern, N.Y. 12575
  5. Boundary data shown is from a field survey completed by the undersigned on 16 February 1988. Topography is from U.S.G.S. Mapping, and partial field survey.
  6. All Sanitary Sewage Disposal Systems shall be designed by a New York State-Licensed Professional prior to the issuance of a Building Permit. This system shall be inspected during construction and certified as to conformance to the original design prior to the issuance of a Certificate of Occupancy.
  7. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
  8. NUMBER OF LOTS: 2
  9. Owners of Lots 1 & 2 shall maintain the Private Road shown herein by means of a Maintenance Agreement made a part of the deed(s) of sale. Such Maintenance Agreement shall be recorded in the Orange County Clerk's Office.
  10. PROPERTY OWNER: Walter C. Anderson &  
Mary Ann Anderson  
Box 283, Beattie Road  
Rock Tavern, N.Y. 12575
11. LOTS 1 AND 2 SHALL NOT BE FURTHER SUBDIVIDED.

### CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 16 February 1988 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVAL

Major Subdivision APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON Dec 28 1988

BY Lawrence Jones  
LAWRENCE JONES  
SECRETARY



PLAN FOR:
-----------

WALTER C. ANDERSON  
& MARY ANN ANDERSON

TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

FINAL PLAN  
MINOR SUBDIVISION

R-1 ZONE REQUIREMENTS					
LOT	LOT	FRONT	SIDE	REAR	REAR
AREA	WIDTH	YARD	YARD(S)	YARD(S)	YARD(S)
MIN.	MIN.	MIN.	MIN.	MIN.	MIN.
43,560 SF	125'	45'	20' / 40'	20' / 40'	20' / 40'
STREET		FLOOR	DEV.		
FRONTAGE		AREA	COVERAGE		
MIN.		MIN.	MAX.		
70'	35'	1,120 SF	100%		

OWNERS CONSENT:  
I have reviewed this plan and find it acceptable.

Nelta Chubey  
OWNER